

DESCRIPTION OF PART OF THE FRANCIS T. BYRNE LANDS,  
THIRD DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe marking the easternmost corner of the herein described lands, said point being N 84 48 40 W - 462.26' from an iron pipe on the west side of Harry Clark Road (50' wide) which, in turn, is N 02 54 40 W - 1325.31' more or less from the southeast corner of the Byrne lands and the north corner of the lands of Harry R. Bishton; and running, thence, from said first mentioned iron pipe the five following courses and distances: (1) S 10 50 20 W - 176.84' to an iron pipe, (2) N 79 09 40 W - 300.00' to an iron pipe, (3) N 10 50 20 E - 340.00' to an iron pipe, (4) S 79 09 40 E - 125.00' to an iron pipe, and (5) S 36 10 10 E - 239.26' to the place of beginning. Containing in all 2.014 acres of land, more or less.

Together with a 50' right-of-way running from the herein described lands to Harry Clark Road, more particularly described as follows: Beginning at the beginning point of the above description; and running, thence, S 84 48 40 E - 462.26' to an iron pipe on the west side of Harry Clark Road; thence, by and with the west side of said road S 07 30 40 W - 50.04'; thence, by and with a line parallel to and 50' from the first course of the right-of-way N 84 48 40 W - 465.18' to the first line in the description of the lot; thence, by and with said first line reversed N 10 50 20 E - 50.24' to the place of beginning.

Subject to the right-of-way of a power line running from Harry Clark Road, diagonally across the 50' right-of-way and across the center of this lot.

July 31, 1997.

William R. Nuttle.

**WILLIAM R. NUTTLE**

REGISTERED SURVEYOR

P.O. BOX 371

CHESTERTOWN, MARYLAND 21620

TELEPHONE 410-778-3490

April 8, 1997.

Mr. Francis T. Byrne  
22746 Col. Leonard Rd.  
Rock Hall, Md. 21661

Dear Mr. Byrne:

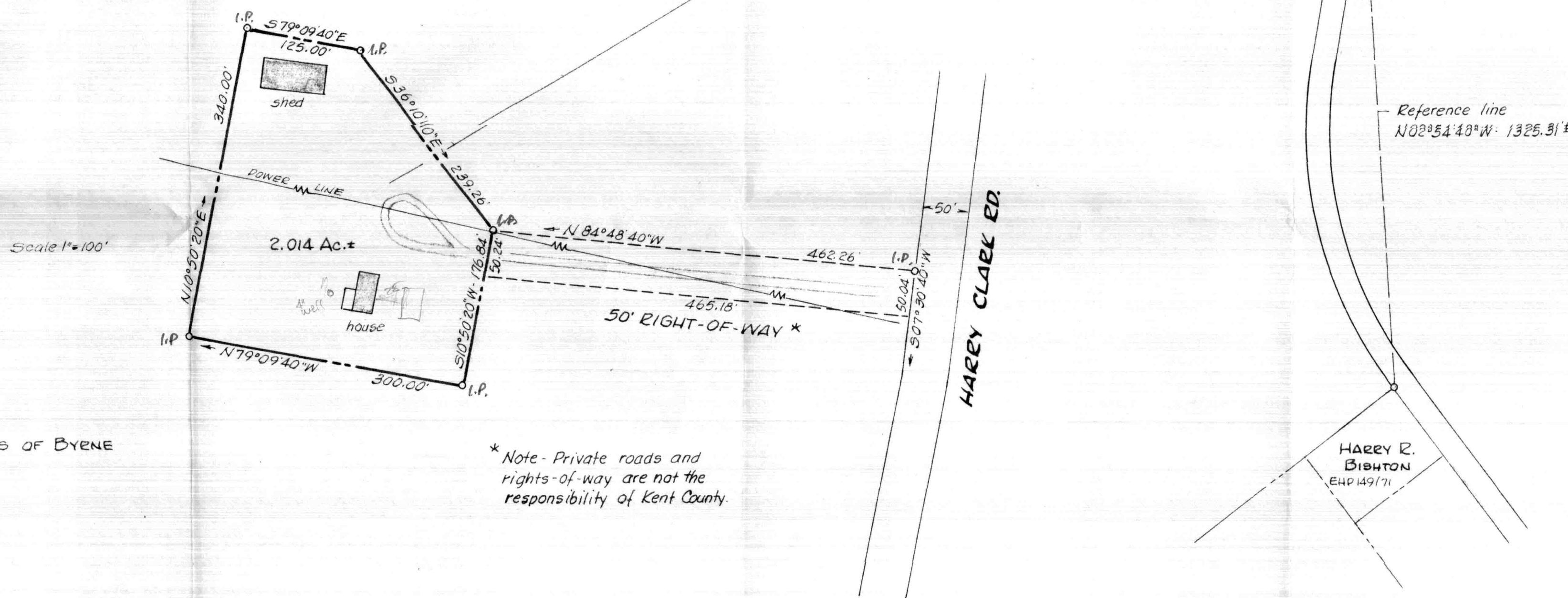
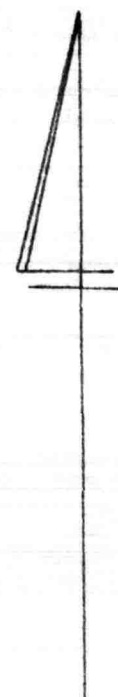
Enclosed is a sketch showing the house and shed on your farm on Clark Road. I have also sketched in possible division lines, but they can be changed to what you want them to be.

I talked to Mrs. Owings of the zoning office about this. Although the zoning ordinance requires 200' road frontage in the ag district, she indicated that a 50' right-of-way or private road to Clark Road would be acceptable. This can be part of the lot or just a right-of-way. I have shown it as a right-of-way.

The minimum lot size is acres. The lines shown east and south of the house are about the edge of the existing lawn, and the others are arbitrarily drawn to include the shed and 2 acres.

There is a potential problem with the shed. Mrs. Owings said that because of its size that this will probably have to go before the Board of Appeals.

Let me know what you decide to do, and we will proceed from there.



REMAINING LANDS OF BYRNE  
180 Ac. ±

\* Note - Private roads and  
rights-of-way are not the  
responsibility of Kent County.

# MINOR SUBDIVISION PLAT FRANCIS T. BYRNE LANDS

3<sup>RD</sup> DISTRICT, KENT COUNTY, MD.

Scale as shown April 1997.

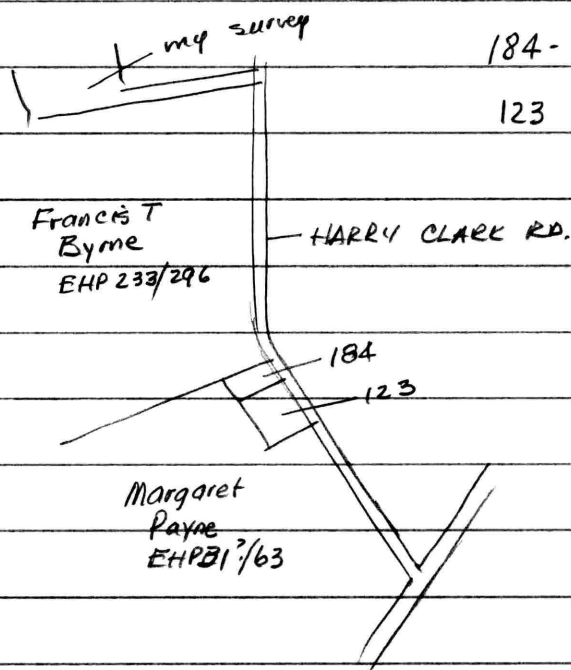
William R. Nuttle, Reg. Surveyor  
Chestertown, Md.



MARGARET PAYNE  
EHP 31/63

APPROVED BY:
Kent County Director of Planning
Kent County Health Officer

MAP. 20



184 - Harry R. Bishton EHP 149/71

123 J. Preston Verkie MLM 56/387

Byrne - EHP 233/296 - 162.87 Ac.  
old descrip.

Bishton - EHP 149/71 - see plat by Metcalfe EHP 31/372

